

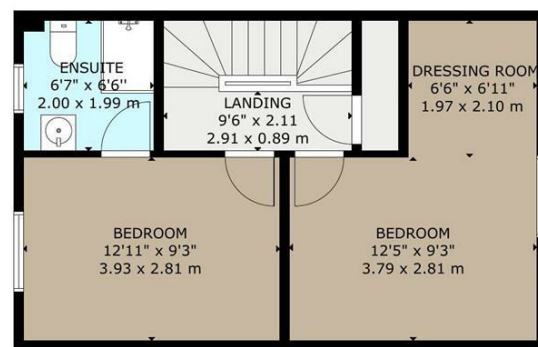
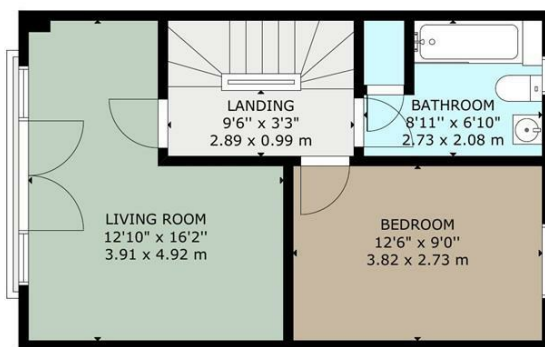
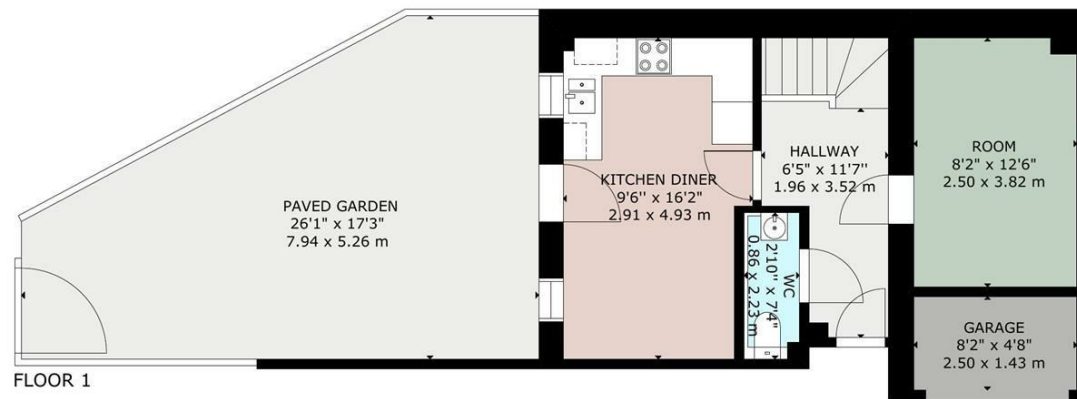


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CHARLES LOUIS

HOMES LIMITED



GROSS INTERNAL AREA
TOTAL: 113 m²/1,211 sq.ft.
FLOOR 1: 35 m²/380 sq.ft. FLOOR 2: 39 m²/415 sq.ft. FLOOR 3: 39 m²/416 sq.ft.
EXCLUDED AREAS: GARAGE: 4 m²/39 sq.ft. PAVED GARDEN: 32 m²/349 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



1 Bleaklow Court

Hawkshaw, Bury, BL8 4PT

£1,600 Per month

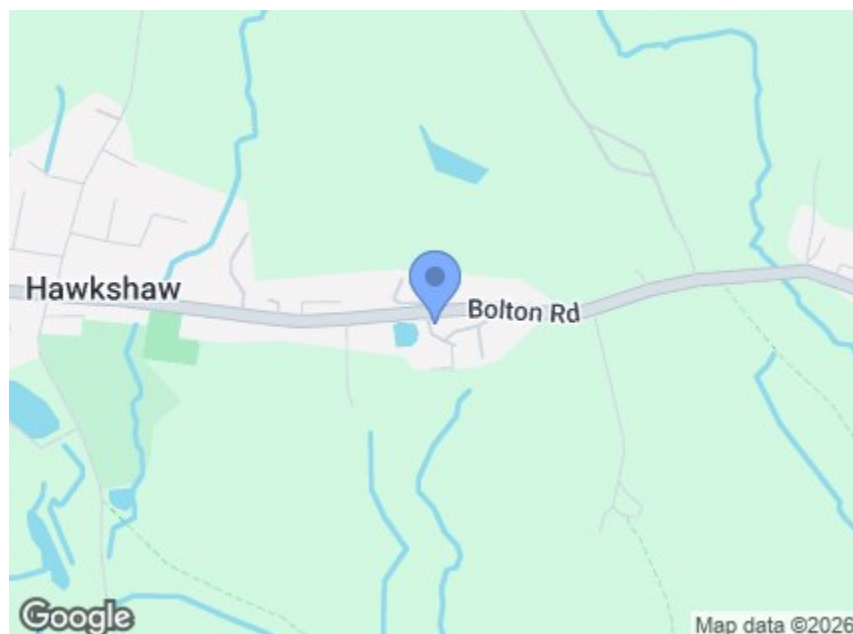


- Three-storey semi-detached home in the heart of Hawkshaw
- Spacious first-floor lounge with countryside outlook
- Contemporary family bathroom on the first floor
- Integral garage offering additional storage and convenience

- Modern kitchen/diner and ground floor WC
- Three double bedrooms, including top-floor en suite
- Private enclosed patio, driveway, two allocated parking spaces
- Council Tax band - , EPC rated B

Directions

Postcode - BL8 4PT What 3 words -
///plotted.uncle.reference



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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1 Bleaklow Court

Hawkshaw, Bury, BL8 4PT

Charles Louis are delighted to bring to the market, this beautifully presented three-bed, three-storey semi-detached home available to let in the heart of Hawkshaw.

Ideally located within easy reach of Ramsbottom and Bury, the property offers modern living, countryside views and excellent local amenities.

The ground floor comprises an entrance hallway, downstairs WC and a contemporary fitted kitchen/diner. The first floor features a spacious lounge, main bathroom and one of the three double bedrooms. On the top floor are two further double bedrooms, including a principal bedroom with en-suite.

Externally, the home benefits from a private enclosed patio area, driveway parking with two allocated spaces, and an integral garage.

Early viewing is highly recommended to appreciate the quality and space on offer. Available Mid October.

Family home, Full time employed, Guarantor Required.

Entrance Hallway

11'7 x 6'5 (3.53m x 1.96m)
A front facing UPVC entrance door, laminate wood effect flooring, radiator, power points, access to the integral garage, and stairs ascending to the first floor.

Downstairs WC

7'4 x 2'1 (2.24m x 0.64m)
With Amico flooring, radiator, low level WC, and a hand wash basin with pedestal, and a centre ceiling light.

Kitchen Diner

16'2 x 9'6 (4.93m x 2.90m)
With a rear facing UPVC window, Amico, radiator, power points, range of wall and base units with contrasting quartz worktops, inset sink and drainer unit, inset spotlights, built in electric oven, electric hob with extractor hood, integrated fridge/freezer, and a UPVC door to the rear.

First Floor Landing

9'6 x 3'3 (2.90m x 0.99m)
With a radiator, power points, centre ceiling light, and stairs ascending to the the second floor landing.

Main Bathroom

8'11 x 6'10 (2.72m x 2.08m)
Partly tiled with a front facing opaque UPVC window, vinyl flooring, heated towel rail, three piece bathroom suite compromising; a panel enclosed bath with mains fed shower, low flush WC, and hand wash basin with pedestal.

Bedroom One

12'6 x 9'0 (3.81m x 2.74m)
With a front facing UPVC window, radiator, and radiator.

Lounge

16'2 x 12'10 (4.93m x 3.91m)
With a rear facing Juliette balcony with French Doors, laminate wood effect flooring, radiator, TV point, two centre ceiling lights, and power points.

Second Floor Landing

9'6 x 2'11 (2.90m x 0.89m)

Bedroom Two

12'11 x 9'3 (3.94m x 2.82m)
With a rear facing UPVC window, centre ceiling light, radiator, and power points.

En Suite

6'7 x 6'6 (2.01m x 1.98m)
Partly tiled with a rear facing opaque UPVC window, vinyl flooring, inset spotlights, extractor fan, walk in shower cubicle with mains fed shower, low flush WC, and a hand wash basin with pedestal.

Bedroom Three

12'5 x 9'3 (3.78m x 2.82m)
With a front facing UPVC window, radiator, power points, and a centre ceiling light.

Rear Garden

26'1 x 17'3 (7.95m x 5.26m)
An enclosed, low maintenance garden, patio area, external lighting, water supply, and a bin storage area.

Integral Garage

17'8 x 8'2 (5.38m x 2.49m)
With an electric roller door, and power and lighting.